

# **McDOWELL VILLAGE**

## **NARRATIVE FOR MUNICIPAL USE MASTER SITE PLAN PERMIT APPLICATION**

### **CASE # 102-PA-2003**

As a part of the Re-Zoning Application for the city owned 13.3-acre site at the NW corner of Granite Reef and McDowell Roads include a request for Municipal Use Master Site Plan Permit for the northeastern quarter of the site for the City's new Senior Center. The citizens of Scottsdale approved a bond in 2000 to provide funding for a new senior center facility in the southern part of the City to enhance the atmosphere and offerings that are being provided in the current Civic Center Senior Center. As suggested in the City's master planning process in 2002, where the senior center facility use at this site was supported by the neighborhood and clients of the current senior center, the City sent out Request for Proposals to the development community for the majority of the site for other uses while maintaining a portion of the site for the Senior Center and Stagebrush Theater. The RFP's required that the uses be compatible with the expected City uses and help in providing a community campus environment. The City of Scottsdale, RED Group, LLC and Southwest Retail Group, Inc. have joined to create a community-based site that will serve and entertain the nearby neighborhood and the senior community.

The Municipal Use Master Site Plan Permit is a request to permit the civic/community use of this property for the new Senior Center and it's activities. Granite Reef Road will serve as the main entrance for the Senior Center, with a drop off area for Dial A Ride, residential vans and shuttles, as well as taxi's and individual vehicles. Having the main entrance at Granite Reef, instead of on McDowell, will allow the users of the Senior Center to take advantage of the lights at the intersections at both Granite Reef and 82<sup>nd</sup> Street. Circulation is allowed between the various site uses and entrance/exits at McDowell Roads and 82<sup>nd</sup> Street. Bus stops and bays will be located on McDowell Road and Granite Reef with pedestrian walkways leading citizens into the uses from the bus stops.

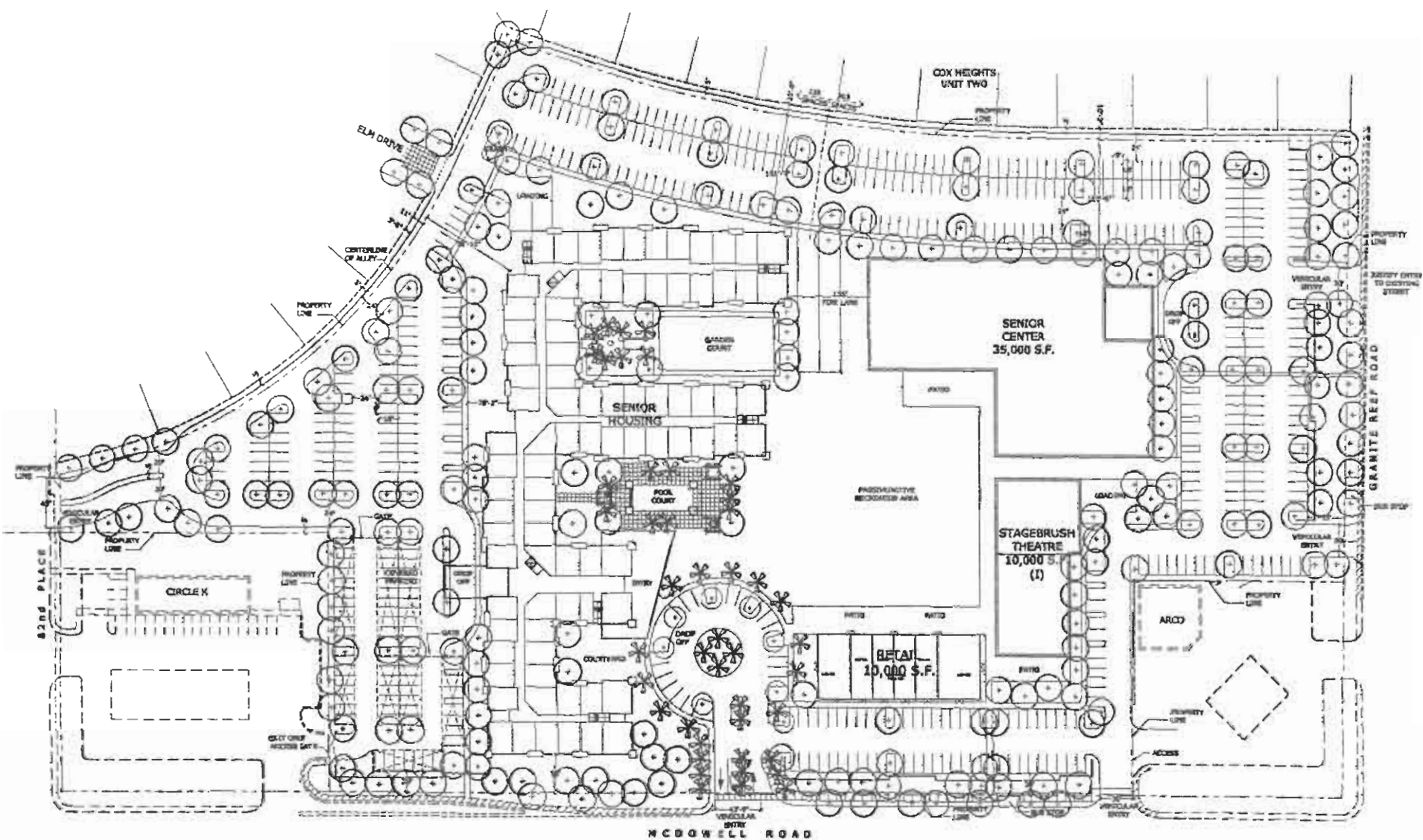
**Senior Center** A 35,000 square foot facility is planned for the Senior Center, which will have buildings heights ranging from 18' to 36'. This building is near the center of the site serving as the hub of the site design, with easy pedestrian access for all users to the restaurants and retail, theater, housing and activities at the Senior Center. A large common area has been designed to allow a number of areas for outdoor seating and a variety of activities (card

games, chess, walking paths, small festivals, bocce ball and others that may be overseen by the Senior Center). Additionally, within the Senior Center, the City will house a Police Beat Office and Citizen Service area.

### **SENIOR CENTER AMENITIES**

The Senior Center is designed to concentrate primarily in serving the needs of active adults and seniors in the community by providing:

- Dining Hall
- Dance Hall (wood floor)
- Billiard Room
- Commercial Kitchen
- Multi-Purpose Room
- Fitness/Exercise/Shower/Physical Education Rooms
- Computer lab and instruction
- Small card and parlor rooms
- Offices, brokered agencies, storage and space for support groups, collaborations and affiliated agencies and organizations



**RED  
GROUP**

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# **mcdoowell village**

a development proposal for the nwc of  
mcdoowell & granite reef roads  
scottsdale, arizona



0 20' 40' 80'

conceptual  
site plan

24 june 2003

9-20-2003  
15-09-2003

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